WARRANTY DEED

RUSH

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

x William H. Fox
Affiant

Sworn to and subscribed before me this 6 day of December, 1989.

Joan L Wells
Notary Public

My Commission Expires: 9-25-90

DAVIDSON COUNTY, TN.
Dec 7 4 20 PM '89
IDENTIF. TREFERENCE
87943

This instrument prepared by:

Robert F. Spann, Attorney, 14th Fl., First American Center, Nashville, Tennessee 37238-0067

Address - New Owner:	Send tax bills to:
Metropolitan Equities 2205 State Street Nashville, Tn. 37203	Same
Map - Parcel Number:	
Map 92-16, Parcel 166	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, LEO SANTORO and wife, JOAN M. SANTORO, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto METROPOLITAN EQUITIES, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, being part of Lot No. 139 on the Plan of the Boyd Home Tract, as of record in Book 21, page 39, Register's Office for said County, and described according to a survey made for A. S. Weinbaum, by John Wilkes, Civil Engineer, on January 13, 1933, as follows:

Beginning at the northeast corner of Broad Street and 19th Avenue South, formerly Douglas Avenue; thence northwardly with the easterly margin of 19th Avenue South, 184 feet to the southerly margin of an 11.5 foot alley; thence eastwardly with same, 48 feet to the northwest corner of the Susan P. Hunter lot; thence southwardly with her westerly line, 169 feet to the northerly margin of Broad Street; thence with the margin of said street, westwardly 50.5 feet to the beginning.

Being the same property conveyed to Leo Santoro and wife, Joan M. Santoro and Douglas Jones and wife, Kelly Jones by deed from Robert S. Baldwin and wife, Sheila P. Baldwin, of record in Book 6714, page 383, Register's Office for Davidson County, Tennessee, the said Douglas Jones and wife, Kelly Jones having since

quitclaimed their interest in said property to Leo Santoro and wife, Joan M. Santoro by instrument of record in Book 6892, page 816, said Register's Office.

This is improved property known as 1816 Broadway, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever, and we do covenant with the said Grantees that we are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 6 day of December, 1989.

Leo Santoro
LEO SANTORO

Joan M. Santoro
JOAN M. SANTORO

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEO SANTORO, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 6 day of December, 1989.

Joan L Ellis
NOTARY PUBLIC

My Commission Expires: 9-25-90

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN M. SANTORO, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

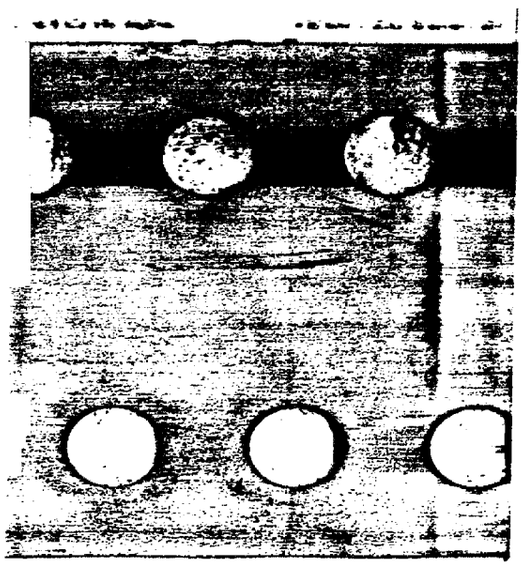
WITNESS my hand and official seal this 6 day of December, 1989.

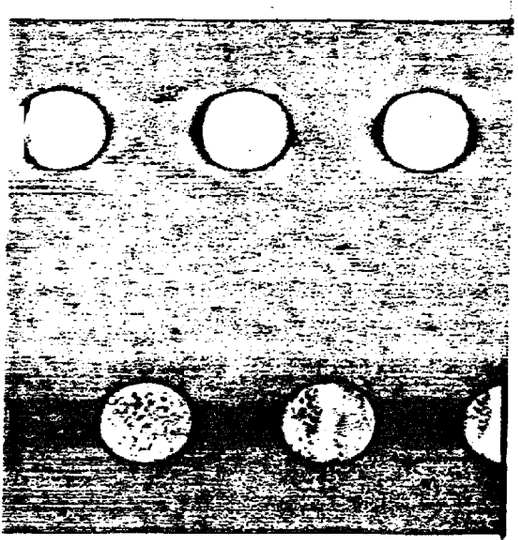
Joan L Ellis
NOTARY PUBLIC

My Commission Expires: 9-25-90

2946 12/07 01:24 PM EXCHECK

832.00





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8001 PAGE 431

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 250000.00
CON TX 825.00
PRFEE 1.00
WDEED 6.00
TOTAL 832.00
CHECK 832.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/07/89 01 16:19 0001 2946

87943

IDENTIF. TREFERENCE

DEC 7 4 20 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 274136